



ARCHITECTURAL - GUIDELINES

1.1 DESIGN GUIDELINE OBJECTIVES

These architectural guidelines are specifically written to promote and enforce a high level of quality in the execution of housing design within this development. All house plans will be reviewed for compliance with the guidelines as detailed following. Hallbro may require that modifications be made to plans and specifications in order to comply with guidelines or to take advantage of unique lot characteristics.

It is the intention of Hallbro to maintain the highest standards of design and materials throughout this development and to extend these standards throughout all aspects of site development, landscaping, fencing, and finishes. Purchasers/Builders need to commit to well executed rear design, in addition to strong front street curb appeal for the lots that back onto the Assiniboine River. Because of the “openness” to the North across the river, the design of the rear elevation, and the rear yard is very important to the overall look of the community, and particular attention will be given in plan approvals to those design elements.

Hallbro has prepared the following guidelines, and requires that all builders and/or purchasers read and become familiar with the document and agree to be bound by its intent, before executing a purchase/sale contract for the lot.

Hallbro will enforce the guidelines and no house sale (occupancy) can be represented as final until Hallbro has provided final until approval and sign-off.

These guidelines are not intended to be rigid and inflexible; they are instead, intended to create the basis for standards and theme. In all specific applications the decision of Hallbro is final.

Applicants may provide alternative details and solutions to those presented within the guidelines, provided that these alternatives comply with the overall objectives of the guidelines and that a high level of quality is maintained throughout.

2.1 ARCHITECTURAL THEME

Continuity of design, detail and materials throughout each house design is mandatory.

Design and execution of all window details and related trim should be complimentary on all elevations of each residence.

The elevation that faces the river will be considered as important as the front or principal elevation, in the design review procedure.

All overhangs, projections, and cantilevers shall be detailed to include the appearance of functional, structural support of said projections.

Detached outbuildings, where permitted, shall utilize similar exterior materials, rooflines, and details as the principal residence.

2.2 UNIT SIZES AND MASSING

The minimum size for homes in this development are as follows;

2000 square feet for a standard one story (rambler),

2800 square feet for a standard two story,

2800 square feet for a bilevel or split level.

Split level homes will be permitted, but they must have a minimum square footage (finished) of 2800 square feet. This measurement applies to the floor areas not including the basement level.

All homes shall be designed to include a minimum two-car attached garage.

No residence shall exceed two stories in height when viewed from the street. Roof slopes of greater than 4 in 12 are the minimum and slopes of 8 in 12, or greater are encouraged. See also item 2.4 following.

2.3 EXTERIOR FINISHES (WALLS)

Permitted exterior materials include brick, vertical or horizontal wood, steel, or aluminum siding, stucco, Hardi plank, "Dryvit", stone, and combinations of the above.

On residences using stucco exterior finish, skip trowel, light or medium dash finish, and float finishes are encouraged. Swirl patterns, Munich patterns, and other "unique" finishes are to be avoided. Built up stucco moldings and trim details are encouraged.

On residences using horizontal siding, seamless siding is encouraged, and closure moldings to join two pieces of horizontal siding are to be avoided. Trim boards are encouraged around all window frames and are required at all corner intersections.

On residences utilizing brick veneers in combination with either stucco or siding, finish colors are to be chosen to avoid dramatic color contrasts between materials.

Applicants are encouraged to select windows/glazing solutions which are fixed, casement, or awning design, or combinations of the above. Colored or mirror reflective glazings are discouraged.

Concrete foundation walls should not be exposed.

2.4 ROOFS

All roof structures are required to utilize slopes of 4:12 or greater.

Flat roofs are permitted in special circumstances and only after specific review of overall design by Hallbro.

All exposed metal flashings, vents, stacks, etc. associated with roof finish must be painted or pre-finished to match the adjacent roof. Only minimal exposed galvanized metal will be permitted. Vents and stacks, etc. should be oriented to the rear roof slope where possible.

Applicants are encouraged to submit designs, which make use of dormer windows and attic window solutions where appropriate to detail large unbroken extents of roof.

2.5 SOFFITS AND FASCIAS

Perforated/ventilated aluminum, steel and vinyl soffits are permitted. Continuous strip venting in soffits is preferred.

Fascia boards and trim are to be painted/stained/pre-finished to be consistent with exterior color scheme of the house.

2.6 CHIMNEY

Permitted materials for exterior chimney construction include brick, siding, stucco or stone to match house materials. Stainless steel/metal chimneys are not permitted in front, rear or visible side yards. Metal chimney accessories (rainhats, spark arrestor screens, etc.) should be either painted or screened by approved chimney materials.

Exposed metal-insulated chimneys are not permitted on elevations. Cantilevered chimney enclosures are to be framed to within approximately four (4) inches from grade to avoid the appearance of a rectangular cantilever.

2.7 DRIVEWAYS AND GARAGES

Permitted materials for driveway construction include interlocking pavers and cast-in-place concrete or hot rolled asphalt. Where applicants choose interlocking paving stones, the applicants are encouraged to develop driveway designs, which utilize a border material as well as drive surface material (two colors of interlocking pavers or paver border with concrete drive surface). Sidewalks should be designed consistent with the driveway solution. No precast concrete slab paver sidewalks are permitted in front yards.

Garages, which extend forward from the principal building elevation, should be designed to accommodate front access or side access. Garage elevations are to be developed with same/similar materials as the remainder of the principal elevation.

Garage roofs are subject to the same guidelines as the residence roof.

Garage doors are to be painted or stained to be complementary to the exterior color scheme. Garage doors should utilize sufficient panels and trims to avoid the appearance of solid sectional industrial overhead doors.

It is recommended that the dimension between head of garage door and underside roof overhang/soffit should be set at (approximately) 12 inches, but should not exceed (approximately) 24 inches.

No carports are permitted. All residences must be designed with two car garage solutions as a minimum.

2.8 EXTERIOR COLORS

All exterior materials and related colors are subject to review by Hallbro and specific samples and color chips may be requested and kept to confirm compliance with approved color schemes on site.

Preference will be given to color schemes, which are complimentary in trim and detail colors against wall and colors with relatively low contrast values. All colors are reviewed lot by lot to avoid repetition and conflict.

Color schemes of exterior elevations must be submitted for approval. Applicants are encouraged to select color ranges in lighter to middle ranges of gray tones and earth tones. High contrast color schemes are discouraged.

Previously approved neighboring residences will be considered as an important factor in color scheme approvals.

2.9 REPETITION OF PLANS AND ELEVATIONS

Hallbro will not approve the same package of house plans/exterior elevations/color scheme within an (approximate) 3 lot radius on either side of the street unless, at the sole discretion of Hallbro, specific siting circumstances warrant such repetition. In such circumstance, the elevations and exterior color scheme must not reflect similarity of color and style.

2.10 MISCELLANEOUS RESTRICTIONS

Satellite dishes, if erected on individual properties, must be situated on the home to be completely screened from public view from streets and open spaces.

Recreational vehicles, trailers, boats, and commercial vehicles cannot be stored in the front yard or driveway of any property between the front building line and the curb. Where permitted in the side yard, they must be adequately screened from public view from both the front street.

Free-standing garden utility sheds may be permitted in the rear lot portion of these lots. Any permitted free standing buildings must be part of a complete landscape solution for the rear yard, and any approval, if given, will give careful consideration to view planes from adjacent lots.

3.1 FENCING

All fencing within these lots will be coordinated with respect to (both) design and materials.

All side and rear yard fencing is to be constructed at the owner's expense.

Rear and side lot fencing for all lots must be of "opaque" design (chain link, split rail) so as to not block the view corridors of the river from adjacent lots. Privacy fencing in the side yards of the lots may be considered, adjacent to decks and patios as long as it does not interfere with the view corridors to the river from adjacent lots.

3.2 PLANT MATERIALS AND LANDSCAPE ARCHITECTURE

A complete landscaping plan must be submitted for review/approval by Hallbro. Landscaping solutions must include, at a minimum:

- sod/plant/shrubbery solutions for front yard,
- sod in each side yard,
- sod or seed solutions for rear yard.

No wood decks/patios are permitted in front yards.

All swimming pools, decks, patios, and related hard-surface landscape architecture must be located in the rear or side yard portion of each lot and must be screened from public view from the street side.

The preliminary landscape plan should be submitted to Hallbro at the time the building plans are submitted for approval.

4.1 APPEARANCE DURING CONSTRUCTION

All building lots are to be kept clean and orderly during construction. All garbage is to be stored out of sight or disposed of in garbage dumpsters. No garbage/trash burning is permitted at anytime.

4.2 SIGNAGE

All temporary and permanent signage is coordinated and controlled by Hallbro. Signage must be approved prior to installation.

5.1 PLAN APPROVAL

In addition to the building permit process regulated by the R. M. of Headingley, the applicant is required to comply with the On the Edge Architectural Guidelines and to submit plans and exterior elevations along with a site plan to Hallbro prior to going for a building permit.

5.2 DESIGN REVIEW PROCEDURES

The guidelines contained within this document shall in no way limit the legal liability of the applicant or his agent with respect to any act, statute, or municipal bylaw.

The issuance of an approval, grade plan, or provision of other information by Hallbro or their agents shall in no way limit the legal liability of the applicant or his agent in respect to any act statute, building code, or municipal bylaw.

In all cases approved houses shall take precedence over subsequent applications.

It is a condition of these guidelines that each house receives formal house design and plot plan approval from Hallbro. Permits will not be released until such approval has been granted.

While not mandatory, it is strongly recommended that preliminary approval be obtained for the basic design of the house before detailed plans are prepared. It should be remembered that houses approved prior to an application being made might well dictate or limit the type of house to be developed on a particular lot. Applicants are advised to contact Hallbro to determine the extent of any design restrictions, which may be applied to their lot.

No building permit shall be issued before final approval of plans by Hallbro.

The approval submission shall consist of the following: one complete set of house plans, elevations and sections, one site plan, one completed application form for exterior color schemes and material selection.

The complete set of house plans, elevations and sections, should be to a scale sufficient to show all elevations with proposed finishes, plans at all levels including the basement, and at least one section sufficient to illustrate the arrangement of levels within the house, and any unusual structural systems.

Site plans will be to a scale of 1 inch = 10 feet. They should clearly indicate the basement outline and any projections should be shown by a dotted outline. The front and rear entry positions should be clearly indicated. The plot plan should also indicate all walkways so that their relative locations may be ascertained.

It shall be the applicant's obligation to provide samples of specified materials if so requested by Hallbro.

Approval submissions shall be delivered to the offices of Hallbro at 65 Dodds Road, Headingley MB. Submissions will be evaluated by the Hallbro, or its Architect within six (6) working days or less.

Where a submission has not been approved within three (3) working days of its receipt, it should be deemed to be refused unless consultations are taking place between the applicant and the representative of Hallbro or its architect with regard to changes or modifications, etc.

5.3 COMPLIANCE PROCEDURES

Hallbro, or its Architect may, from time to time, carry out on-site observations of construction to confirm compliance with the design guidelines and approved grades.

Upon advice from the builder/applicant of the completion of the construction, a final inspection will be carried out by Hallbro to confirm compliance. All seasonal work should be completed prior to this inspection.